123.0	0001	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	951,400 / 951,400
					USE VALUE:	951,400 / 951,400
					ASSESSED:	951,400 / 951,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		BRANTWOOD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCDONALD DAVID D--ETAL
Owner 2:	METEER MARIE W
Owner 3:	
Street 1:	14 BRANTWOOD ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MCDONALD DAVID D--ETAL -
Owner 2:	METEER MARIE W -
Street 1:	14 BRANTWOOD ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,455 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1912, having primarily Wood Shingle Exterior and 3175 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4455.000	453,100		498,300	951,400
Total Card	0.102	453,100		498,300	951,400
Total Parcel	0.102	453,100		498,300	951,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 299.65 | /Parcel: 299.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 79275

GIS Ref

GIS Ref

Insp Date 08/29/17

!9567!

PREVIOUS ASSESSMENT

Parcel ID 123.0-0001-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	453,000	0	4,455.	498,300	951,300	951,300	Year End Roll	12/18/2019
2019	101	FV	368,100	0	4,455.	526,000	894,100	894,100	Year End Roll	1/3/2019
2018	101	FV	355,300	0	4,455.	387,600	742,900	742,900	Year End Roll	12/20/2017
2017	101	FV	355,300	0	4,455.	370,900	726,200	726,200	Year End Roll	1/3/2017
2016	101	FV	355,300	0	4,455.	343,300	698,600	698,600	Year End	1/4/2016
2015	101	FV	315,500	0	4,455.	287,900	603,400	603,400	Year End Roll	12/11/2014
2014	101	FV	315,500	0	4,455.	281,300	596,800	596,800	Year End Roll	12/16/2013
2013	101	FV	315,500	0	4,455.	268,000	583,500	583,500		12/13/2012

PRINT

Date	Time
12/11/20	00:01:38

LAST REV

Date	Time
01/18/18	15:31:34

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9567

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCDONALD DAVID	33480-274		8/20/2001	Family	1	No	No		
	20439-291		3/1/1990		240,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/7/2001	550	Add Bath	92,500	C				REM KIT/BATH-ADD B
2/10/1998	74	Manual	1,200					NEW DOOR

ACTIVITY INFORMATION

Date	Result	By	Name
8/29/2017	Meas/Inspect	HS	Hanne S
12/13/2008	Meas/Inspect	336	PATRIOT
1/8/2000	Inspected	197	PATRIOT
11/17/1999	Mailer Sent		
10/27/1999	Measured	264	PATRIOT
8/24/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	79275
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4455		Sq. Ft.	Site		0	90.	1.24	10									498,285						498,300	

Total AC/HA: 0.10227 | Total SF/SM: 4455 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 498,285 | Spl Credit | Total: 498,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	2 - Plaster	35	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.06749499
Const Adj.:	1.00839913
Adj $ / SQ:	96.881
Other Features:	155250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	507922
Depreciation:	54856
Depreciated Total:	453066

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	3	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

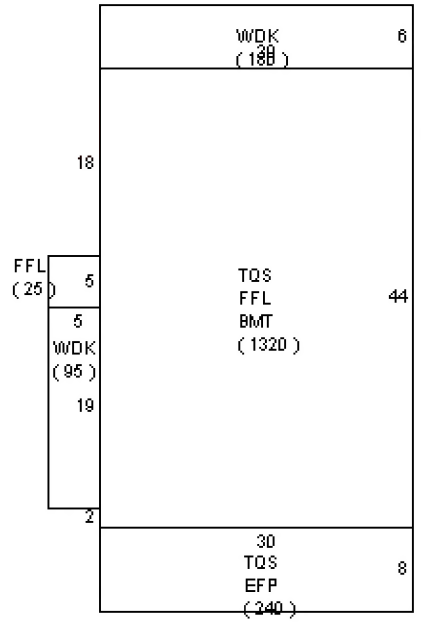
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	106.57
Special Features:	0	Val/Su Net:	104.16
Final Total:	453100	Val/Su SzAd	180.16

SKETCH



Sum Area By Label :
TQS = 1560
FFL = 1345
BMT = 1320
EFP = 240
WDK = 275

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,345	96.880	130,306
BMT	Basement	1,320	38.510	50,834
TQS	3/4 Story	1,170	96.880	113,351
WDK	Deck	275	9.720	2,672
EFP	Enclos Porch	240	38.890	9,334

Net Sketched Area:	4,350			Total:	306,497
Size Ad	2515	Gross Are	4740	FinArea	3175

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

123.0-0001-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	